

Single Family Residence **RESIDENTIAL**

2013 VIVIAN DR

ROUND ROCK, TX 78681

\$1,204,661 TopHap Estimate · \$363 / ft² · confidence 95 · as of Jul 14, 2026



2

BATHS

3,316 ft²

LIVING AREA

2.54 ac

LOT SIZE

1994

YEAR BUILT

2

STORIES

4

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Est. Owner Equity

\$904,661

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$15,977 (2025)
Assessed Value	\$1,089,546
Previous Assessed	\$1,089,546
Assessor Market Value	\$1,089,546

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Lot (acres)	2.54
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	Yes

Patio · 81 ft²

Porch · 192 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Vista Ridge High School	High	9–12	2.2 mi
Stiles Middle School	Middle	6–8	3.0 mi
Akin Elementary School	Elementary	KG–5	3.2 mi

District: Leander Independent School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 78681

44 CRIME INDEX	86 AIR POLLUTION	72,545 POPULATION	\$127K MEDIAN IN-COME	67°F AVG TEMP	60% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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